



Type:	63 - Condo Office		
Sty Ht:	4 - 4 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

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## GENERAL INFORMATION

Grade: C+ - - Average (+)	
Year Blt:	1984
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	1.860000014
Name:	2 - 3002

## RESIDENTIAL GRID

1st Res Grid						Desc:							# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s				BR:s			Baths:			HB 1	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%

## DEPRECIATION

Phys Cond:	AV - Average	28.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	28.0

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

Sec Floors:	
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Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	1	- Forced H/Air
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

## CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	1.25000000
Const Adj.:	1.51439393
Adj \$ / SQ:	473.248
Other Features:	5592
Grade Factor:	1.10
NBHD Inf:	1.05999994
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	473349
Depreciation:	132538
Depreciated Total:	340812

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	551.81	
Special Features:	0	Val/Su Net:	402.84	
Final Total:	340800	Val/Su SzAd	402.84	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	846	473.250	400,368
Net Sketched Area:		846	Total:	400,368
Size Ad	846	Gross Area	846	FinArea
				846

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ter
68						
68						
46						

## IMAGE

**AssessPro** Patriot Properties, Inc

